



St Johns Street, Biggleswade, Bedfordshire. SG18 0BT





## 2 Bedroom End of Terrace House Offers in Excess of £300,000 Freehold

The perfect blend of modern and character! This charming two-bedroom character property located only footsteps away from Biggleswade's town centre and train station. With a first-floor bathroom, modern kitchen, garage and parking this property is a must see!



- Character cottage
- Chain free
- Modern kitchen and bathroom
- Single garage
- Private parking
- Log burner
- First floor bathroom
- Two double bedrooms
- Walking distance to town and station
- EPC rating E. Council tax band B

## Ground Floor:

### Entrance Porch:

Approached via a paved front garden with picket fence border. Entry via front door. Double glazed obscured window to front aspect. Inner glazed door to living area. Radiator.

### Living/Dining Room:

Abt. 20' 9" x 11' 4" (6.32m x 3.45m) Approximately 20ft in length this room features a cosy log burner and character alcoves. Stairs rising to first floor. Access to understairs storage cupboard. Glazed door to kitchen. Double glazed window to front aspect.

### Kitchen:

Abt. 9' 11" x 8' 7" (3.02m x 2.62m) A beautifully modernised kitchen with matching wall and base units. Quartz worktops and upstands. Inset sink and drainer. Integrated dishwasher. Free standing fridge/freezer. Oven with gas hob, mirrored splashback. and overhead extractor fan. Radiator. Tiled flooring. Spotlights. UPVC half glazed door to garden and window to rear aspect.

## First Floor:

### Bedroom One:

Abt. 11' 5" x 10' 2" (3.48m x 3.10m) A good-sized double with fitted four-door wardrobe. Double glazed window with shutters to front aspect. Carpet flooring. Radiator.

### Bedroom Two:

Abt. 10' 0" x 8' 7" (3.05m x 2.62m) Another double with double glazed window to rear aspect. Carpet flooring. Radiator.

### Bathroom:

A modern four-piece suite comprising of a low-level WC, wash hand basin, corner shower cubicle and panelled bath with handheld attachment. Chrome heated towel rail. Half wall tiling and full height tiling to splashback areas. Extractor fan. Spotlights.

## External:

### Rear Garden:

Currently a combination of paved and shingled areas with potted plants and access to the garage and parking via side gate. Block paved parking for one car in front of garage.

## About the Area:

### Biggleswade and Surrounding:

This property is located only 0.5 Miles from Biggleswade High Street. There is a large range of shops, pubs and restaurants within the town centre, offering something for everyone. Biggleswade mainline train station is also only a few minutes' walk away with a journey time of approximately 31 minutes to London Kings Cross, St Pancras.

Both doctors' surgeries are within walking distance as well as local schools and leisure facilities. Biggleswade also has a large retail park with high street stores such as Next, Marks & Spencer and Boots.

For those who like the countryside, there is a wide range of countryside walks nearby. whether you stroll around Biggleswade's Green Wheel, visit Jordan's Mill, Lanford for a cup of tea and some cake, the RSPB reserve in Sandy or the popular Shuttleworth Collection, you are not short for choice.

## Additional Information:

### Agents Note:

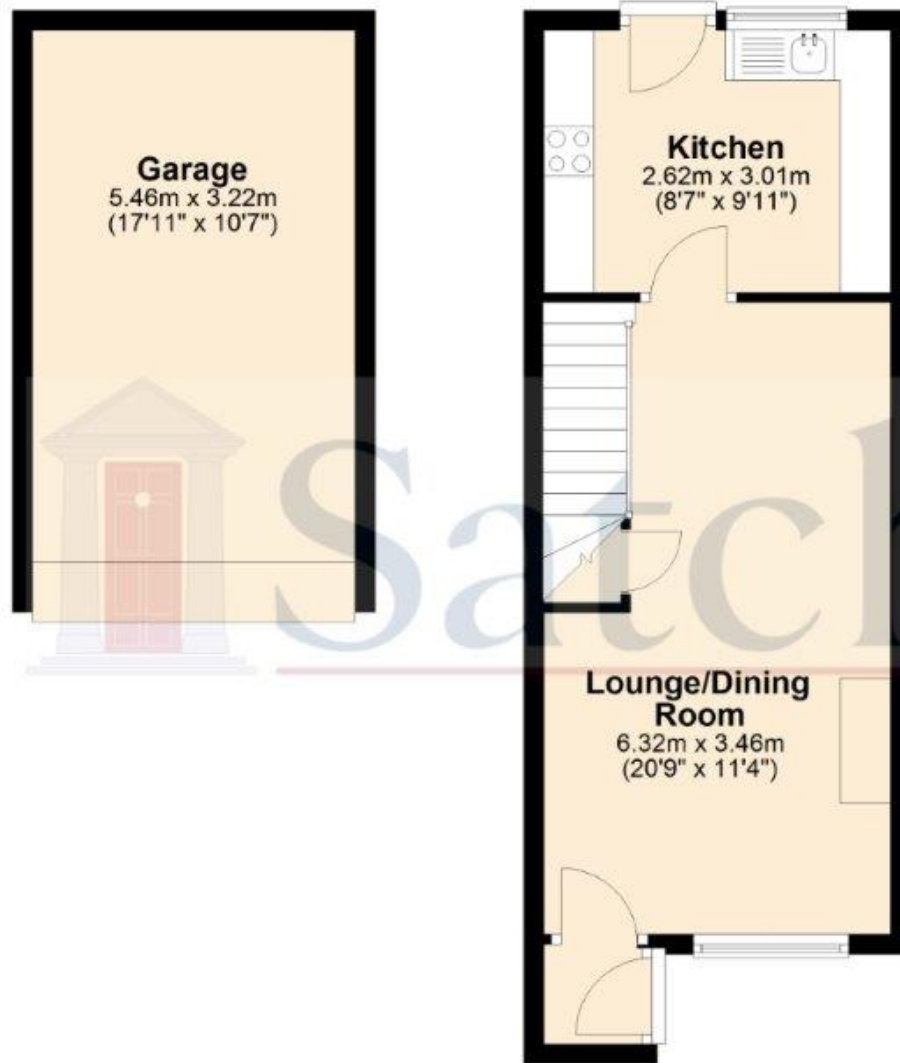
Draft details yet to be approved by the vendor and may be subject to change.



These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



## Ground Floor



## First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.